



# MIHU Report

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Department of Housing and Community Development

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## **PROGRAM SUMMARY**

Welcome to the MIHU Monthly Report. The report is posted monthly on the County website at [www.howardcountymd.gov/Housing\\_publications](http://www.howardcountymd.gov/Housing_publications).

The MIHU Program is an inclusionary zoning program that requires developers of new housing in specific zoning districts to sell or rent a portion of the dwelling units to households of moderate income. MIHUs are sold or rented through Howard County Housing at affordable prices and rents. MIHUs are interspersed throughout each development and residents enjoy all the amenities in the community.

A household of moderate income is defined as one whose household income does not exceed 80% of the Howard County median income for purchasers and 60% of the Howard County median income for renters. The Howard County median income for 2019 is \$111,473. All types of dwelling units are available for purchase or rent, from apartment-style dwellings and condominiums, to townhouses and single-family detached dwellings. The purchase price and rental rate for each type of MIHU is calculated according to an affordability formula established by the MIHU regulations. MIHU prices are set twice a year. Applications for the program can be obtained during open enrollment periods at the Howard County Housing office, by calling (410) 313-6318 or online at [www.howardcountymd.gov/MIHU\\_openenrollment](http://www.howardcountymd.gov/MIHU_openenrollment). Rental applications are accepted year-round on a first-come, first-serve basis at the rental communities that offer MIHU apartments. Visit our website for a list of participating rental communities.

MIHU pricing for July 1, 2019 – December 31, 2019 is in effect. Pricing and standards are available by contacting the office or visiting our website: [www.howardcountymd.gov/mihu\\_developer](http://www.howardcountymd.gov/mihu_developer). Rental rates and participating rental community contact information is also available by phone, email, or on the department website.

The Housing and Community Development Board approved the MIHU and LIHU pricing and standards for 2020 at their meeting on December 12th. The County's area median income (AMI) increased to \$115,576 for a four-person household, and MIHU sales prices and rent amounts increased accordingly. The pricing and standards also include the new DIHU (disability income housing units) rents following the County Council's passage of Council Bill 50 on November 4, 2019. New 2020 pricing and standards will be posted on the Department's website in January.

The Department is preparing amendments to program policy that will strengthen penalties for non-compliant tenants and developers and revise processes and procedures to comply with the changes included in Council Bill 50. With many of the changes planned (including technology advancements, website improvements, and policy revisions) Department staff can increase program visibility and marketing efforts, as well as implement enhancements to the MIHU program.

One MIHU unit settled in Oxford Square/The Exeter Park Community, and priority periods for two new units in Oxford Square/River Overlook were initiated.

In 2019, two new communities, Dartmoor Place in Oxford Square and Verde II at Howard Square, opened and created 74 new MIHU rental units. The units leased up very quickly. With the addition of these new communities, a total of 651 units are currently being rented as MIHUs. In 2019, 35 individuals or families became homeowners bringing the total to 303 new and 27 previously owned units sold through the MIHU program since 2007.

Additional MIHU information is available by phone, on the website or by emailing Lisa Wiseman at [lwiseman@howardcountymd.gov](mailto:lwiseman@howardcountymd.gov).

*Lisa Wiseman*  
Chief, Housing Opportunities Programs

## **MIHU RENTALS**

MIHU rental applications are available year-round and offered on a first come, first serve basis at participating communities. Corridor Square is under construction and should begin leasing in the Spring. Phase 2 of The Wexley @ 100 is expected to begin leasing at the end of 2020. Rent comparisons and occupancy information is below:

Development	Status	Total Units	On-site MIHUs	On-site LIHUs	Pending	Rented	Market Rent*	MIHU Rent	Difference
Aladdin South	C	39	39		0	39			
Alta at Regency Crest	C	150	15		0	15	\$2373	\$1324	\$1049
Annapolis Junction Town**	C	416	32		16	16	\$2007	\$1505	\$502
Ashbury Courts	C	156	24		0	24	\$1694	\$1324	\$370
Azure Oxford Square	C	248	38		0	38	\$2055	\$1324	\$735
Belmont Station	C	208	32		0	32	\$2007	\$1320	\$687
Brompton House 2**	C	193	9	9	0	18	\$2144	\$1312	\$832
Burgess Mill Station II	C	53	6		0	6	\$1675	\$1343	\$332
Corridor Square	UC	250	38		38	0			
Dartmoor Place	C	258	39		0	39	\$2103	\$1343	\$760
Ellicott Gardens	C	106	103		0	103			
Howard Square Verde II**	C	344	35		0	35	\$1950	\$1324	\$626
Miller's Grant	C	286	29		16	13			
Mission Place	C	366	61		0	61	\$1800	\$1324	\$476
Oakland Place	C	16	2		0	2			
Orchard Meadows	C	150	15		0	15	\$1524	\$1343	\$181
Orchard Park	C	40	4		0	4	\$1924	\$1343	\$581
Parkview at Emerson	C	80	80		0	80			
Penniman Park	C	186	19		0	19	\$1801	\$1343	\$458
Riverwatch I**	C	84	42		0	42			
The Vine	C	283	43		0	43	\$2245	\$1312	\$933
The Wexley @100	UC	394	40		40	0			
Townes at Pine Orchard	C	71	7		0	7	\$2645	\$1296	\$1349
<b>TOTALS</b>		<b>4377</b>	<b>752</b>	<b>9</b>	<b>110</b>	<b>651</b>			

\*for 2-bedroom unit-as of July 2019

\*\*alternative compliance approved

Rental Communities with MIHU requirements to be built:

Development	Status	Total Units	On-site MIHU	On-site LIHU Requirement	Pending
Beechcrest	PC	64	33		33
Bristol Court	PC	318	48		48
Deep Falls	PC	80	55		55
Riverwatch II	PC	58	33		33
<b>TOTALS</b>		<b>520</b>	<b>260</b>		<b>260</b>

PC - Pending Construction UC -Under Construction C - Complete

A workshop for current property managers of MIHU rental communities was held in December. Approximately 12 managers were in attendance. Another training is planned for the Spring.

## MIHU HOMEOWNERSHIP SUMMARY

MIHUs Pending Award in December: Oxford Square/ River Overlook (2) and the Yard (2); Trotters Knoll (1)

MIHU Buyers Under Contract and Pending Settlement in December: Oxford Square/Exeter Park (2), The Yard (2)

MIHU Developments	Status	Total Units	MIHUs Required	LIHUs Required	Under Contract	Released to Builder	MIHU/LIHU Closed 2007-2018	MIHU/LIHU Closed 2019
Belmont Station	C	110	17	0	0	0	17	0
Delacour at Bluestream	PC	108	34	0	0	0	0	0
Cedar Creek	PC	184	19	0	0	0	0	0
Cherry Tree Townhomes	C	110	17	0	0	0	17	0
Dorset Gardens at Bluestream	C	230	44	0	0	16	28	0
Elkridge Crossing Condos**	C	56	18	0	0	4	10	0
Elkridge Crossing Townhomes**	UC	208	19	0	0	1	7	0
Ellicott Crossing	C	154	16	0	0	0	16	0
Fox Hunt Estates	C	32	4	0	0	0	4	0
Foxwood Manor	C	37	5	0	0	0	5	0
Gatherings at Ellicott Mills Condo**	C	127	10	1	0	4	7	0
Gatherings at Jefferson Pl. Condo**	C	135	14	0	0	5	9	0
Guilford Mews	C	26	3	0	0	3	0	0
Howard Square**	C	413	55	0	0	0	51	0
Joseph's Courtyard	C	24	0	1	0	0	1	0
Jones Station	C	22	3	0	0	3	0	0
Laurel Park Station	PC	220	34	0	0	0	0	0
Legacy at Cherry Tree Condo**	C	152	4	3	0	0	7	0
Long Gate Overlook**	PC	79	0	5	0	0	0	0
Magnolia Manor	PC	59	3	0	0	0	0	0
Morris Place**	C	175	28	0	0	24	2	2
Oxford Square/Folly Bridge/Springdale	C	197	31	0	0	2	29	0
Oxford Square/Exeter Park Condos	UC	180	31	0	2	0	15	12
Oxford Square/River Overlook	UC	126	19	0	0	1	6	6
Oxford Square/The Yard	UC	56	9	0	2	0	0	0
Riverwalk	C	58	6	0	0	0	6	0
Shipley's Grant	C	464	21	0	0	0	16	5
Simpson Mill**	C	150	0	5	0	0	5	0
St Charles Woods	PC	22	0	1	0	0	0	0
Trotter's Knoll	UC	77	8	0	0	0	0	3
Waverly Grove	C	30	3	0	0	0	1	2
Village Towns	C	259	23	0	0	2	14	0
TOTALS		4280	498	16	4	65	273	30
** approved alternative compliance								

## **MIHU TRACKING – RESALES and RELEASES**

MIHU homes are perpetually affordable. In other words, once the units are designated as MIHUs, they remain in the program in perpetuity. When a builder requests a priority period for new MIHUs, the Department has 120 days to find eligible buyers to purchase the MIHUs. In the event the Department does not provide an eligible buyer within the priority period, the unit is released to the builder to be sold at market rate. When units are sold at market rate as a non-MIHU, the builder is required to split the net proceeds with the County 50/50. Upon receipt of the net proceeds, the department will execute a release of the unit from the program.

A similar process occurs for MIHU resales. When an MIHU homeowner contacts the Department to request a resale price, a 120-day priority period begins to find an eligible buyer for the home. If the home is not awarded within the priority period, the homeowner may sell the home at market rate as a non-MIHU and split their proceeds with the net proceeds with the County 50/50. The Department continues to update the database and increase marketing efforts to identify income eligible, mortgage ready candidates for new and resale units.

<b>Community</b>	<b>Re-Sales Closed 2013 - YTD 2018</b>	<b>Released from MIHU Program</b>	<b>Re-Sales Closed in 2019</b>	<b>Totals</b>
Belmont Station	1	2	0	3
Cherry Tree Townhomes	1	0	2	3
Dorset Gardens at Bluestream	2	0	0	2
Elkridge Crossing Condo	6	0	0	6
Elkridge Crossing Townhomes	0	1	0	1
Fox Hunt Estates	0	1	0	1
Ellicott Crossing	3	0	1	4
Gatherings at Ellicott Mills	0	1	0	1
Howard Square	1	0	1	2
Legacy at Cherry Tree	2	0	0	2
Oxford Square - Exeter Park	0	0	1	1
Oxford Square - FollyBridge Springdale	0	2	0	2
Riverwalk	1	1	0	2
Shipleys Grant	3	0	0	3
Village Towns	2	0	0	2
<b>Totals</b>	<b>22</b>	<b>8</b>	<b>5</b>	<b>35</b>

## **MIHU FEE IN LIEU**

One method of alternative compliance is a fee-in-lieu option. Developers of single family, detached dwellings may pay a fee-in-lieu instead of providing MIHUs in the following zoning districts: RC, RR, R-ED, R-20, R-12, and R-SC. Developers of age-restricted, planned senior communities, single family attached dwellings in R-H-ED and mixed-use developments in MXD are also eligible for the fee-in-lieu option. Developers contact the Department for an MIHU agreement when they receive a Technically Complete letter from Planning and Zoning.

The County's Department of Inspections, Licenses and Permits collects the fee in lieu. Our Department is tracking this information to comply with the legislation's reporting requirements and to determine potential revenue for affordable housing units and programs. The Department has signed fee in lieu agreements for 272 units in 23 developments through December 2019.

<b>Development</b>	<b>Zip Code</b>	<b>Zoning</b>	<b>New Lots</b>	<b>Agreement Signed</b>
Atholton Overlook	21044	R-12	5	12/11/19
Willowshire	21036	RR-DEO	45	12/11/19

The Department granted \$300,000. of MIHU fee-in-lieu funding to Heritage Housing Partners for the acquisition of the Oakland Place rental townhouse community in Columbia on December 9, 2019. These funds will be used to add 2 new rental units to the MIHU program and bring the total number of MIHUs in the community to 4. Rental townhouse units are not common in the program, so we are pleased to add these new units to the inventory. Currently, Townes at Pine Orchard in Ellicott City is the only other community offering MIHU rental townhouses.

The Department will continue to use MIHU fee-in-lieu funds for SDLP and Workforce Initiative loans in FY20. In addition, \$400,000 in MIHU fee-in-lieu funds was awarded to 5 local non-profits on July 1st to engage in a collaborative effort to create, rehabilitate and/or preserve affordable housing units in the County.